



REDEVELOPMENT AGENCY AGENDA
MEETING OF: JUNE 20, 2001

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:30 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:30)
2-1913

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 20, 2001

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF JUNE 6, 2001

MOTION:

REESE - APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(11:30)

2-1920

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 20, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING THE PARKING AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND RR PROPERTIES, LLC FOR AN EASEMENT ON THE PROPERTY LOCATED AT 813 S. FOURTH STREET (APN #139-34-410-145) - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Owner Participation Agreement between the Redevelopment Agency and RR Properties, LLC, authorizes the Agency to execute and record an easement in favor of the Agency which provides the Agency the right to use the Parking Lot on the Acquisition Parcel on weekdays from 6:00 pm to 6:00 am the following day and all day on weekends and holidays. The Agency's use of the Parking Lot shall be at no cost to the Agency, and the Agency reserves the right to construct a parking structure on this site.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Parking Agreement, inclusive of Site Map and Disclosure of Principals

MOTION:

WEEKLY – APPROVED as recommended - UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, explained that this is the implementation of an element of a Disposition and Development Agreement previously approved by the Agency and staff recommends approval as submitted.

CHAIRMAN GOODMAN questioned that there had been some problem on the part of some people with the Agency working with RR Properties who is building an outstanding and beautiful law office downtown. The project plans are part of the concept to keep law offices in the downtown area. This will add vitally needed parking to the downtown area which will be

REDEVELOPMENT AGENCY MEETING OF JUNE 6, 2001

Business Development

IV-A – Discussion and Possible Action Regarding the Parking Agreement Between the City Of Las Vegas Redevelopment Agency and RR Properties, LLC for an Easement on the Property Located at 813 S. Fourth Street

MINUTES – Continued:

available in the evening and on the weekends when demand is highest. He referred anyone with concerns to call his office and he would be happy to respond.

MS. CODER added that in addition to the after-hours parking rights, staff has also secured long-term rights that a parking structure could be constructed on the site at only the cost of construction. This is one of the first times the Agency has secured that condition to avoid future land costs as part of the Agency's participation. That right, along with others, more than benefit the City. CHAIRMAN GOODMAN concurred.

There was no further discussion.

(11:31 - 11:33)

2-1932

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 20, 2001

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK R. VINCENT

SUBJECT:

DISCUSSION AND POSSIBLE ACTION ON FISCAL YEAR 2001 BUDGET
APPROPRIATIONS FOR DEBT SERVICE FUND

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount: \$100,517
<input type="checkbox"/>	Budget Funds Available	Dept./Division: Finance and Business Services
<input type="checkbox"/>	Augmentation Required	Funding Source: Debt Service Funds

PURPOSE/BACKGROUND:

A transfer of budget appropriations is requested to adjust for expenditures and adjustments between functions and transfers out. This request does not increase the total authorized appropriations.

RECOMMENDATION:

Staff recommends approval of Transfer of Budget Appropriations for the Debt Service Funds in the total amount of \$100,517.

BACKUP DOCUMENTATION:

Transfers of appropriations spreadsheet

MOTION:

REESE – APPROVED as recommended - UNANIMOUS

MINUTES:

MARK VINCENT, Director, Finance and Business Services, advised that this is the routine year-end housekeeping measure which transfers appropriations within the Agency budget. Staff recommends approval.

There was no further discussion.

(11:33)
2-2019

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: JUNE 20, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING EXPENDITURE OF UP TO \$75,000 FOR A REUSE ANALYSIS PERTAINING TO THE POSSIBLE ACQUISITION OF THE U.S. POST OFFICE AND COURTHOUSE LOCATED AT 301 STEWART AVENUE (APN# 139-34-501-002) FROM THE GENERAL SERVICES ADMINISTRATION OF THE UNITED STATES OF AMERICA - WARD 5 (WEEKLY)

Fiscal Impact

<input type="checkbox"/>	No Impact	Amount: \$75,000
<input type="checkbox"/>	Budget Funds Available	Dept./Division: OBD/Redevelopment
<input checked="" type="checkbox"/>	Augmentation Required	Funding Source: Redevelopment

PURPOSE/BACKGROUND:

Prior to the possible acquisition of the U.S. Post Office and Courthouse, the Office of Business Development has negotiated a contract with JMA Architecture Studios to perform a reuse analysis of the building. The analysis will determine the structural condition, historic renovation costs, market analysis, land uses, development schemes, financial feasibility, financial impact, and economic and fiscal impacts related to the potential acquisition of the building.

RECOMMENDATION:

Approval of up to \$75,000 and to allow the City Manager to execute an appropriate contract.

BACKUP DOCUMENTATION:

1. JMA spreadsheet
2. Disclosure of Principals

MOTION:

WEEKLY – APPROVED as recommended - UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, stated that this study was requisitioned from JMA and involves two key elements. First, it would identify a lot of the architectural/engineering/structural items relating to the building. Secondly, the study would set about some market analysis for this particular project as well as the downtown area. Based on the findings in Phase I, the Agency would have alternative options in Phase II at a cost already identified or to delete those particular items and still move forward. The projected participation by the Agency would be \$75,000. In addition, through City Centre Development Corporation and a Community Reinvestment Fund Grant, an additional \$25,000 has been secured from

REDEVELOPMENT AGENCY MEETING OF JUNE 6, 2001

Business Development

IV-C – Discussion and Possible Action Regarding Expenditure of Up to \$75,000 for a Reuse Analysis Pertaining to the Possible Acquisition of the U.S. Post Office and Courthouse Located at 301 Stewart Avenue (Apn# 139-34-501-002) from the General Services Administration of the United States Of America

MINUTES – Continued:

Citibank to augment and offset some of the costs. MS. CODER officially thanked BARBARA MOLHOLLAND for her assistance in that regard. Staff is continuing to work with other banks in the community to secure additional funding. Should such additional participation be secured, the Agency's participation would decrease. Whenever dealing with older buildings such as this one which was constructed in 1933, it is important to know everything possible about the building before acquisition. The timing for the study would tell the Agency everything it needs to know about the GSA's offering of the building for the City's use.

There was no further discussion.

(11:33 – 11:36)

2-2045



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: JUNE 20, 2001

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

None.

THE MEETING ADJOURNED AT 11:36 A.M.

Respectfully submitted: _____

DEENY ARAUJO

July 18, 2001

BARBARA JO RONEMUS, SECRETARY